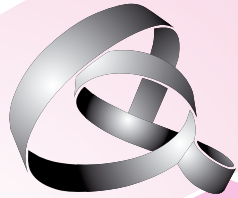


# Arabesque House

MONKS CROSS • YORK

High Quality Office Accommodation  
With Exceptional Car Parking

**1,747 sq ft - 8,402 sq ft**  
(162 sq m) to (781 sq m)



# Arabesque House

MONKS CROSS • YORK



## High Quality Offices

Arabesque House offers 8,402 sq ft of high quality office accommodation arranged over two adjoining units, with the potential to split further. Externally the property benefits from established external landscaped areas and 41 on site car parking spaces.

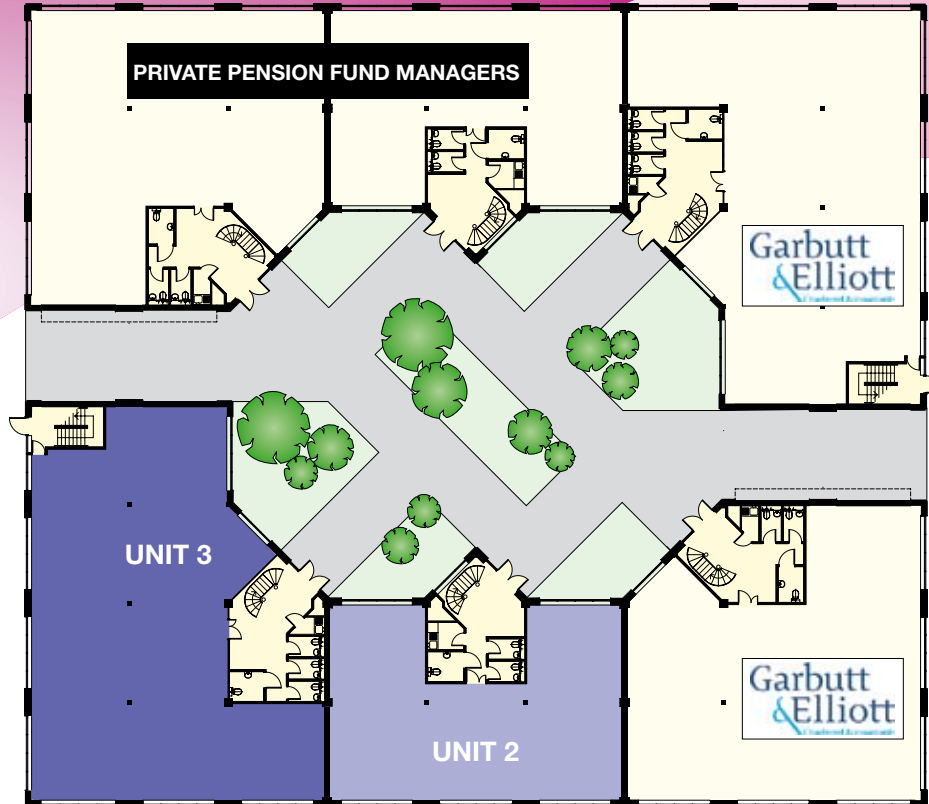
Located on the successful and established Monks Cross Business Park, the development is easily accessible from both the York outer ring road (A64) and York city centre. There are a wealth of amenities on the Monks Cross Shopping Centre including Marks & Spencer, Sainsburys, Starbucks and Courtneys Health & Leisure Centre.

Each suite provides open plan office accommodation benefiting from a good quality specification throughout, as well as 41 on site car parking spaces to be allocated on a pro rata basis.



# 1,747 sq ft - 8,402 sq ft

OF HIGH QUALITY OFFICES WITH EXCEPTIONAL CAR PARKING



TYPICAL FLOORPLATE

### ACCOMMODATION

The accommodation can be split to provide the following floor areas:-

UNIT	SQ FT	SQ M
UNIT 2 - GF	1,747	162
UNIT 3 - GF	3,056	284
UNIT 3 - FF	3,599	334

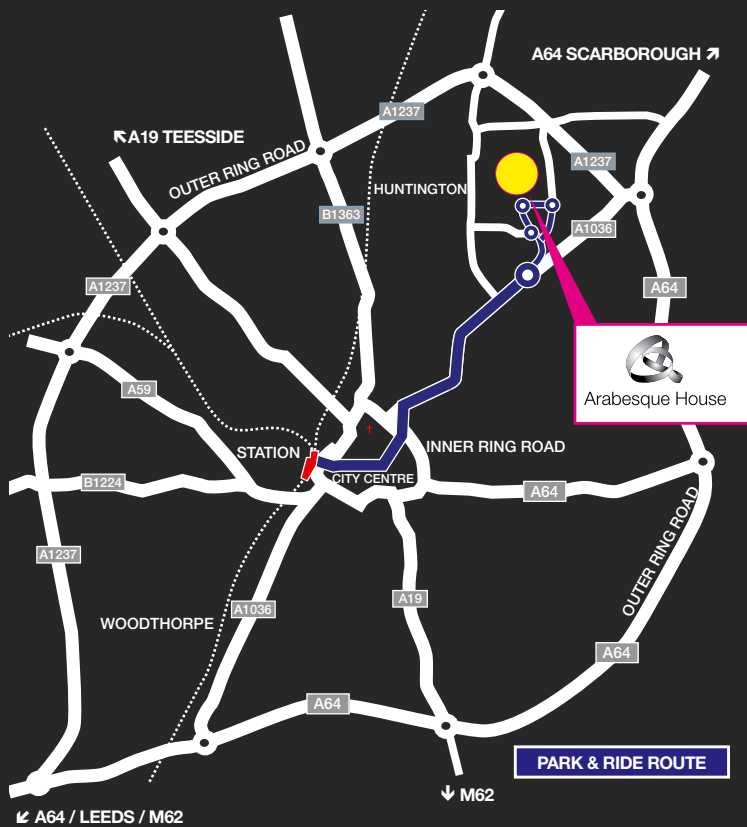


SPECIFICATION

- TINTED DOUBLE-GLAZED OPENING WINDOWS
- SUSPENDED CEILINGS WITH MODULAR LIGHTING
- GAS-FIRED CENTRAL HEATING
- MALE & FEMALE TOILETS ON EACH FLOOR
- DISABLED FACILITIES AND KITCHEN
- FULL DECORATIONS AND FITTED CARPETS
- COMPARTMENTALISED FLOOR TRUNKING
- AWARD-WINNING SCULPTURE
- FEATURE COURTYARD

# 41

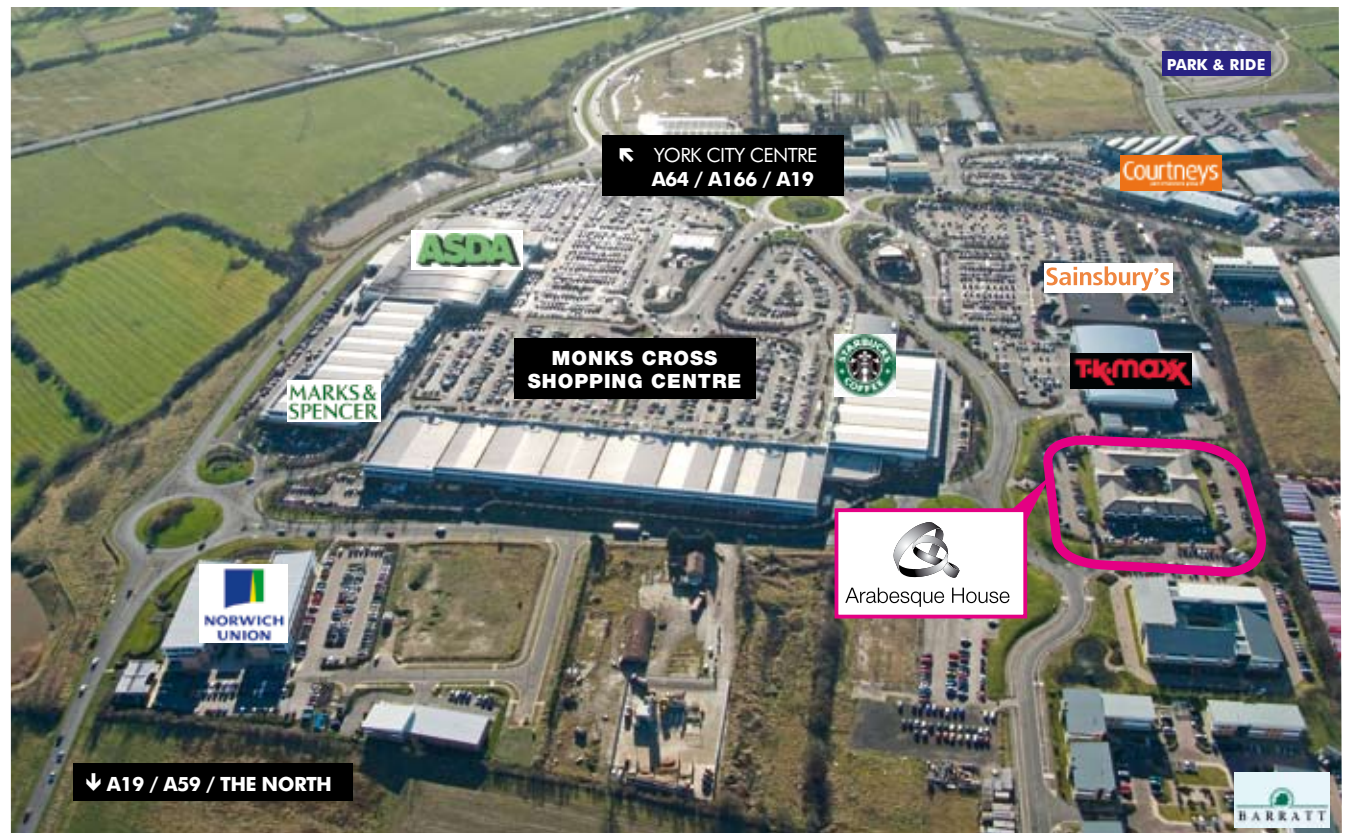
DEDICATED ON-SITE CAR PARKING SPACES



**LOCATION**

Arabesque House is situated at Monks Cross North, approximately 2 miles north east of York city centre, on the doorstep of Monks Cross Shopping Centre. The local and regional road networks are easily accessible from Monks Cross North, which has direct access to the A64 York outer ring road, with the A1/M1 link being approximately 15 miles to the west providing links to the North and South of England. York city centre is easily accessed via the Monks Cross Park & Ride or a short car journey. The fastest rail journey from York to London Kings Cross takes approximately 1 hour 50 minutes.

Included within the Monks Cross Shopping Centre are both Asda and Sainsbury's, providing the accommodation with excellent local amenities.



**RATEABLE VALUE**

The units are to be separately assessed for rating purposes.

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

**VIEWING/FURTHER INFORMATION**

For further information or to arrange an inspection please contact selling agents. To contact the Local Rating Authority at York City Council - 01904 551 140.

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